

Late Backup

#129

C14-2009-0034

With the exception of the subject property of Copperfield Section 3, this residential subdivision sections all have restrictive covenants allowing only Land Use for single family house and single family use, we, Tech Ridge neighbors request to prohibit ALL the following Land Uses and ANY and ALL variances, changes, and/or additions to the following requested land uses.

Tract 2 to remain DR, due to the dedicated detention pond, drainage easement and 100 year floodplain. If you refuse to recommit DR zoning for Tract 2 we ask that you recommend it revert back to DR upon the sale, transfer or conveyance of this property from the current owner. Tract 1 to revert back to residential zone use only, see A) below, after transfer, conveyance or sale of property by the current owner.

Uses in **BOLD** and/or **UNDERLINED** are allowed land uses for as long as the Austin Diocese owns the properties and land use on Tract 1 is a church for religious assembly and parking. Current and future land use request for Tract 2 prohibits any development, utilities and cement, asphalt, and all like materials used for driveway and parking lots or for "solid" impervious cover.

List of requested Land Uses-all but the land uses listed below are prohibited on these two properties.

A. Residential Uses:

Only Residential single family huse and land use for single family house.

B. § 25-2-4 COMMERCIAL USES DESCRIBED.

ALL with the exception of (17) with underlined limitations.

(17) COMMERCIAL OFF-STREET PARKING only on Tract 1 use is the use of a site for the parking of motor vehicles on a temporary basis (for religious assembly) within a privately owned off-street parking facility. This use includes commercial parking lots for members of religious assembly and garages and excludes parking as an accessory use. Prohibit parking garages.

C. § 25-2-6 CIVIC USES DESCRIBED. Prohibit ALL, except 1,4, and 41 with underlined limitations.

(1) **ADMINISTRATIVE SERVICES (ONLY for religious use)** is the use of a site for provision of offices or administrative, clerical, or public contact services, together with incidental storage and maintenance of necessary vehicles. This use includes federal, state, county, and city offices.

(4) **CEMETERY** is the use of land that is dedicated for cemetery purposes for the burial of the dead, including columbariums, crematoriums, mausoleums, and mortuaries.

(41) **RELIGIOUS ASSEMBLY** use is regular organized religious worship or religious education in a permanent or temporary building. The use excludes private primary or secondary educational facilities, community recreational facilities, day care facilities, and parking facilities. A property tax exemption is prima facie evidence of religious assembly use.

D. § 25-2-5 INDUSTRIAL USES DESCRIBED:

Prohibit ALL Source: Section 13-2-4; Ord. 990225-70; Ord. 031211-11; Ord. 040617-Z-1.

E) Accessory Uses. Prohibit ALL

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

RESIDENTIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P	
Bed & Breakfast (Group 1)			P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Bed & Breakfast (Group 2)			P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Condominium Residential																							C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Duplex Residential																																						
Group Residential																																						
Mobile Home Residential																																						
Multifamily Residential																																						
Retirement Housing (Small Site)																																						
Retirement Housing (Large Site)																																						
Single-Family Attached Residential																																						
Single-Family Residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P																								
Small Lot Single-Family Residential																																						
Townhouse Residential																																						
Two-Family Residential																																						

COMMERCIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P			
NO Administrative and Business Offices																																								
NO Agricultural Sales and Services																																								
NO Art Gallery																																								
NO Art Workshop																																								
Automotive Rentals																																								
Automotive Repair Services																																								
Automotive Sales																																								
Automotive Washing (of any type)																																								
Bail Bond Services ¹⁰																																								
Building Maintenance Services																																								
Business or Trade School																																								
Business Support Services																																								
Campground																																								
Carriage Stable																																								
Cocktail Lounge																																								
Commercial Blood Plasma Center																																								
Commercial Off-Street Parking																																								
Communications Services																																								
Construction Sales and Services																																								
Consumer Convenience Services																																								
Consumer Repair Services																																								
Convenience Storage																																								
Drop-Off Recycling Collection Facility																																							P4	
Electronic Prototype Assembly																																								
Electronic Testing																																								
Equipment Repair Services																																								
Equipment Sales																																								
Exterminating Services																																								
Financial Services																																								
Food Preparation																																								
Food Sales																																								
Funeral Services																																								
General Retail Sales (Convenience)																																								
General Retail Sales (General)																																								
Hotel-Motel																																								
Indoor Entertainment																																								
Indoor Sports and Recreation																																								

1 Refers to SS 25-2-602 (13-2-225) 3 Refers to Subchapter B, Art. 2, Div 5 5 Refers to 25-2-803 (13-2-233) 7 Subject to 25-2-839 (13-2-235 & 13-2-273) 9 Refers to 25-2-863
 2 Refers to SS 25-2-622 (13-2-226) 4 Refers to SS 25-2-624 (13-2-227) 6 Subject to 25-2-805 (13-2-224) 8 Refers to SS 25-2-842 10 Subject to 25-2-177 & 25-2-650
 PC: Permitted in the district, but under some circumstances may be conditional

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

COMMERCIAL USES continued	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P			
Kennels		C																																						
Laundry Services																																								
Liquor Sales																																								
Marina																																								
Medical Offices - exceeding 5000 sq. ft. gross floor area																																								
Medical Offices - not exceeding 5000 sq. ft. gross floor area																																								
Monument Retail Sales																																								
Off-Site Accessory Parking																																								
Outdoor Entertainment																																								
Outdoor Sports and Recreation																																								
Pawn Shop Services																																								
Personal Improvement Services																																								
Personal Services																																								
Pet Services																																								
Plant Nursery																																								
Printing and Publishing																																								
Professional Office																																								
Recreational Equipment Maint. & Stor.																																								
Recreational Equipment Sales																																								
Research Assembly Services																																								
Research Services																																								
Research Testing Services																																								
Research Warehousing Services																																								
Restaurant (General)																																								
Restaurant (Limited)																																								
Scrap and Salvage																																								
Service Station																																								
Software Development																																								
Special Use Historic																																								
Stables																																								
Theater																																								
Vehicle Storage																																								
Veterinary Services																																								

NO
GR

INDUSTRIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P				
Basic Industry																																									
Custom Manufacturing																																									
General Warehousing and Distribution																																									
Light Manufacturing																																									
Limited Warehousing and Distribution																																									
Recycling Center																																									
Resource Extraction																																									

GR

AGRICULTURAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P				
Urban Farm																																									
All Other Agricultural Uses																																									

10
SR

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 PC Permitted in the district, but under some circumstances may be conditional



NOTICE OF PUBLIC HEARING REZONING

Mailing Date: August 4, 2006

Case Number: C14-06-0140

Este aviso le informa de una audiencia pública tratando un cambio de zonificación dentro de una distancia de 300 pies de su propiedad. Si usted desea recibir una copia de este aviso en español, por favor llame al (512) 974-7668.

Please be advised that the City of Austin has received an application for a zoning change.

Owner: Roman Catholic Diocese of Austin (Bishop Gregory M. Aymond)

Telephone: 512-476-4888

Agent: Bury & Partners, Inc. (Melissa Matthiesen)

Telephone: 512-328.0011

Address and/or Legal Description:

1112 East Yager Lane

Proposed Zoning Change

From SF-6 – Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use, without the spacing and locational requirements for townhouses and condominiums that apply in SF-5. This district is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate. DR – Development Reserve district is intended to prevent isolated, inappropriate, or premature uses from locating on lands for which adequate public services and facilities are unavailable, or for which a determination of the most appropriate zoning district is precluded by a lack of data customarily utilized in establishment of permanent district classifications, or for which land use and urban development policies have not been completed.

To GR – Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

Yager Lane is a single-lane access road 25' wide

This application is scheduled to be heard by the Zoning and Platting Commission on August 15, 2006. The meeting will be held at City Hall Council Chambers, 301 West 2nd Street beginning at 6:00 p.m.

You are being notified because City Ordinance requires that all property owners within 300 feet of the proposed development and affected neighborhood organizations be notified when an application is scheduled for a public hearing. If you have any questions concerning this application, please contact Sherri Sirwaitis of the Neighborhood Planning and Zoning Department at (512) 974-3057 and refer to the Case Number at the top right of this notice. However, you may also find information on this case at our web site www.ci.austin.tx.us/gis/reviewcases/rcase_table_search.cfm.

For additional information on the City of Austin's land development process, please visit our web site www.ci.austin.tx.us/development.

8/12/06



NOTICE OF PUBLIC HEARING FOR REZONING

Mailing Date: 06/05/2009

Case Number: C14-2009-0034

Este aviso le informa de una audiencia pública tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-7668.

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application.

Project Location:	1112 E YAGER LN
Owner:	Roman Catholic Diocese Of Austin, Gregory Aymond, (512) 476-4888
Applicant:	COA- Neighborhood Planning & Zoning Dept., Jerry Rusthoven, (512) 974-3207

Proposed Zoning Change:

From: GR-CO & NO-CO:

*Yager Lane 36' pavement
Thompkins Drive 44' pavement*

no arterials

GR-CO - Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways. CO - Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties. NO - Neighborhood Office district is intended for offices predominately serving neighborhood or community needs, which may be located within or adjacent to residential neighborhoods. Offices in the NO district would typically locate on collector streets with a minimum of 40 feet of pavement width, and would not unduly affect traffic in the area. The NO district is designed to accommodate small, single-use offices and to encourage and preserve compatibility with existing neighborhoods through renovation and modernization of existing structures. CO - Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

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The staff is recommending GR-CO with a Conditional Overlay prohibiting auto sales, auto rentals, auto washing, auto repair and pawn shop services. A second conditional overlay will limit traffic to 2,000 vehicle trips per day combined on both tracts.

This zoning change is a repeat of a zoning case approved by the City Council in 2006 for the Holy Vietnamese Martyrs Catholic Church. In that case, the City Council approved GR-CO for the site with the new church sanctuary and NO-CO for the adjacent lot with the drainage channel. The staff is bringing this case through the process again because of a notification error in 2006. If the requested zoning is granted it will remain the same as exists today.

This application is scheduled to be heard by the Zoning and Platting Commission on June 16, 2009. The meeting will be held at City Hall Council Chambers, 301 West 2nd Street beginning at 6:00p.m.

This application is scheduled to be heard by the City Council on July 23, 2009 at City Hall Council Chambers, 301 West 2nd street beginning at 4:00 p.m.

You can find more information on this application by inserting the case number at the following Web site: https://www.ci.austin.tx.us/devreview/a_queryfolder_permits.jsp. **If you have any questions concerning the zoning change application please contact, Jerry Rusthoven of the Neighborhood Planning and Zoning Department at (512) 974-2975 or via email at Jerry.Rusthoven@ci.austin.tx.us and refer to the Case Number at the top right of this notice.** The case manager's office is located at One Texas Center, 5th Floor, 505 Barton Springs Road, Austin, Texas. You may examine the file at One Texas Center between the hours of 7:45 a.m. and 4:45 p.m., Monday through Friday.

For additional information on the City of Austin's land development process, please visit our web site at: www.ci.austin.tx.us/development.

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no mention of ORIGINAL residential SF-6 zoning

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Urban Design, Jorge Rousselein,

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wrong contact #

*Andrew Rivera
974-6508*

*Rusthoven's #
974-3207*

Jerry



NOTICE OF PUBLIC HEARING FOR REZONING

Mailing Date: 06/05/2009

Case Number: C14-2009-0034

Este aviso le informa de una audiencia pública tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-7668.

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Map of 12329 Yarmont Way, Austin, TX
78753-7029

YAHOO! LOCAL
MAPS



When using any driving directions or map, it's a good idea to do a reality check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning.

Memo To: Jame

From: Subdivision Processing Center, Office of Land Development Services

Subject: Final Plat Review

RE: Subdivision & File Copperfield Sec. 3-B Small Lot Subdivision C814-84-008

Please review the final plat for compliance with applicable ordinances, policies, rules, regulations, and standards governing your area of responsibility. Submit your report and fiscal estimates, if required, to the Subdivision Processing Center not later than the designated due date. Early responses are encourage. If necessary, contact the center at telephone 477-6511, extensions 2560 through 2563.

Due Date: August 27, 1984

City/Zoning: _____

Classification: Urban

Prop. Use: Small-Lot Res.

ETJ: X

Acreage: 19.02

Watershed: Walnut Creek

Sewerage: Walnut Creek

Lots: 96

Water: City

Location/Grid: Thompkins Drive (N-33)

Plat complies with City adopted requirements: Yes . If not, comment below:

Requirements adopted by the City (cite reference): Provide 40' lot width (min) on lots 13, 15, 42, 43, 44, Block H. Drainage esmt. is a separate lot. A lot number is required. Show provision for maintenance. Vehicular access to Yeager Lane & Farmer Lane should not be allowed.

Recommendations (requires agreement by subdivider to implement):

Information Items:

Declaration of Covenants, Easements, & Restrictions must be submitted in time for review by Legal Dept. (i.e. 2 weeks before Agenda Deadline.)

Reviewed By: James Muth
Date: AUG. 30, 1984

RECEIVED
AUG 30 1984
LAND DEV. SERV.

Continue Comments on Back

RECEIVED
SEP 04 1984
LAND DEV. SE

Memo To:

P.M.

From: Subdivision Processing Center, Office of Land Development Services

Subject: Final Plat Review

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Due Date: Sept. 11
~~Aug. 27~~, 1984

City/Zoning: _____

Classification: Urban

Prop. Use: Small-Lot Res.

ETJ: X

Acreage: 19.02

Watershed: Walnut Creek

Sewerage: Walnut Creek

Lots: 96

Water: City

Location/Grid: Thompkins Drive (N-33)

Plat complies with City adopted requirements: Yes _____. If not, comment below:

Requirements adopted by the City (cite reference): _____

Recommendations (requires agreement by subdivider to implement):

Information Items:

- ① Dedication I do not agree with Subdivision title. Should be three B not C.
- ② The drainage easement should have a lot and block number - on dashed lines if to be a part of lots 20-38 Block H.

Reviewed By: J. Wilkins

Date: 8-29-84

RECEIVED

Continue Comments on Back

SEP 04 1984

LAND DEV. SERV.

DRAFT REVIEW REPORT

CASE NUMBER: SP-07-0105C
CASE MANAGER: Chris Yanez
REVISION #: 0
PROJECT NAME: HOLY VIETNAMESE MARTYRS CATHOLIC CHURCH
SUBMITTAL DATE: March 9, 2007
REPORT DUE DATE: April 6, 2007
DRAFT REPORT DATE: April 12, 2007
REPORT LATE: 6 DAYS
LOCATION: 1112 E YAGER LN
STAFF REVIEW:

PHONE #: 974-1810
UPDATE: UO

- > An extension to the 180 day deadline may be requested by submitting a written justification to your case manager on or before Sunday, August 5, 2007. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.
- > Extensions may be granted only when there are extenuating circumstances that could not have been reasonably anticipated when the application was submitted. Requests for extensions must clearly document why the additional time is needed.

Drainage Engineering Review - Benny Ho - 974-3402

- ★ DC1. Please clarify if the off-site pond, to which this development is drained, is constructed by the City of Austin or is privately constructed. If the facility was constructed by the City of Austin, please apply and pay for participation in the Regional Stormwater Management Program. If it is privately constructed, please provide evidence that this proposed development has been included in the designing of the facility by providing the approved drainage area map, detention pond plan and approved detention calculation.
- DC2. For the existing condition, unless it can be justified by on site evidence of shallow concentrated flow or other means the sheet flow length shall be considered to be 300 ft. Please provide justification of using existing condition T_c equals to 0.158 hours.
- DC3. In the HEC-HMS analysis, it appears that a water quality pond and a detention pond have been included, but on the engineer's report, it appears that only one pond is proposed. Please explain.
- DC4. In the HEC-HMS analysis, it appears that for the developed condition, the lag time is presented as 5 minutes. As was previously discussed, this is not acceptable. Please revise to three minutes.
- DC5. Please provide professional engineer certification stating that the proposed development is not located over closed landfill and provide the basis for the determination as required by Section 25-1-83 of the Land Development Code.
- DC6. In the Engineer's Report, it is stated that the proposed construction plan only include a detention pond for the 2-yr storm event, but it appears that a detention pond attempting to control the 2, 10, 205, and 100-yr storm event has been proposed. Please explain.
- ★ DC7. It appears that there is a drainage channel along the east side of the proposed development. Please provide fully development conveyance hydrologic and hydraulic study to demonstrate that the drainage way is contained in the 100-yr fully developed floodplain.
- DC8. Please provide a copy of the approved final plat with the plan.
- DC9. Please provide standard City of Austin headwall, energy dissipater, and switch grass for the discharge point from the detention pond to the channel to prevent erosion.

Site Plan Review - Chris Yanez - 974-1810

- ✓ SP 1. Number each sheet submitted and indicate the total number of sheets on each sheet (e.g. 2 of 4). Number the cover sheet as #1. Sheet numbers must be consecutive whole numbers with no letter or decimal suffixes such as A, B, C or .1, .2, .3.
- ✓ SP 2. Show the submittal date on the cover sheet.
- ✓ SP 3. Show correct street address on each sheet.
- ✓ SP 4. Show the dimensions of all existing and proposed structures.
- ✓ SP 5. Please indicate the case number in the lower right margin of each sheet.
- ✓ SP 6. Show finished floor elevation and foundation type of each building on the site plan sheet.
- ✓ SP 7. Show the building coverage (in square feet and %) for the site. In general, building coverage shall include the total horizontal area of all buildings and roofed or covered spaces on the site [LDC, 25-1-21(10)]. Building coverage shall not exceed 75% of the site [LDC, 25-2-492].
- ✓ SP 8. For zoning compliance, show the total impervious cover (in square feet and %) for the gross site area. Impervious cover shall not exceed 90% of the site. Impervious cover excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. [Sec. 25-1-23]. Refer to Environmental comments concerning impervious cover for the net site area, which may be more restrictive than the zoning regulations.
- ★ SP 9. Note on the site plan sheet: Exterior lighting above the second floor is prohibited in the GO, LR, GR, CS, or CS-1 zoning districts, when adjacent to an SF-5 or more restrictive zoning district (Section 25-2-585).
- ✓ SP 10. Show the following additional site plan release notes on the site plan:
 - a) For construction within the right-of-way, a concrete permit is required.

Drainage Construction - BENNY HO, P. E. 974-3402

May 9, 2007

This site is located at 1112 East Yeager Lane in the Walnut Creek Watershed, which is classified as a Suburban Watershed. The proposed development has applied for HB1704 determination but was rejected, therefore it has to comply with the current code.

DC1. Please clarify if the off-site pond, to which this development is drained, is constructed by the City of Austin or is privately constructed. If the facility was constructed by the City of Austin, please apply and pay for participation in the Regional Stormwater Management Program. If it is privately constructed, please provide evidence that this proposed development has been included in the designing of the facility by providing the approved drainage area map, detention pond plan and approved detention calculation.

Update 1. Please obtain letter from Mr. Jose Guerrero, P. E. to confirm that the proposed development does not need detention control for the 25 and 100yr event.

DC2. For the existing condition, unless it can be justified by on site evidence of shallow concentrated flow or other means the sheet flow length shall be considered to be 300 ft. Please provide justification of using existing condition T_c equals to 0.158 hours.

Update 1. It appears that same T_c , 0.158 hours is used in the revised HEC-HMS study without justification. Please explain.

DC3. In the HEC-HMS analysis, it appears that a water quality pond and a detention pond have been included, but on the engineer's report, it appears that only one pond is proposed. Please explain.

Update 1. The analysis has been revised. This comment is cleared.

DC4. In the HEC-HMS analysis, it appears that for the developed condition, the lag time is presented as 5 minutes. As was previously discussed, this is not acceptable. Please revise to three minutes.

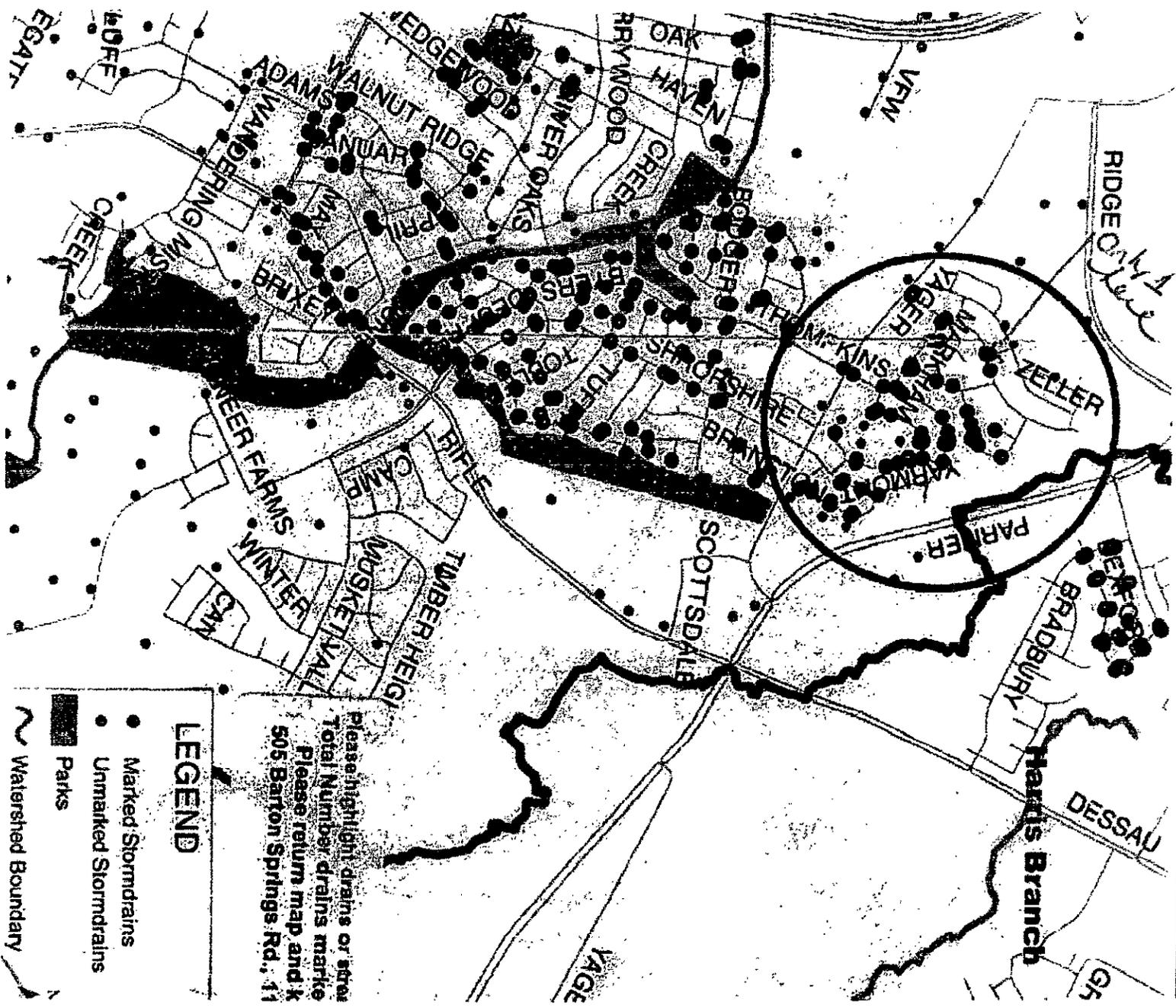
Update 1. It appears that the revised analysis continue to use 5 minutes as lag time. This is not acceptable. Please explain.

DC5. Please provide professional engineer certification stating that the proposed development is not located over closed landfill and provide the basis for the determination as required by Section 25-1-83 of the Land Development Code.

Update 1. It appears that no response has been provided. Please explain. This reviewer has been calling the sealing engineer multiple times, but no return phone call from the sealing engineer has been received.

DC6. In the Engineer's Report, it is stated that the proposed construction plan only include a detention pond for the 2-yr storm event, but it appears that a detention pond attempting to control the 2, 10, 25, and 100-yr storm event has been proposed. Please explain.

Update 1. This matter has been clarified. Please explain.



LEGEND

- Marked Stormdrains
- Unmarked Stormdrains
- Parks
- ~ Watershed Boundary

Please highlight drains or street
Total Number drains marked
Please return map and \$
505 Barton Springs Rd., 11

Harris Branch

DESSAU

95

- NOTE:**
1. THE 100 YEAR FLOOD PLAIN WILL BE CONTINUED WITHIN THE DAMAGE BASEMENTS AS SHOWN.
 2. SIDEWALKS REQUIRED ON ONE SIDE OF 50' ROW & BOTH SIDES OF 40', 44' & 30' ROW & BOTH SIDES OF PRINER LAKE & WAGER LAKE.
 3. PILE 4 TO BE ADDED AT THE FINAL PLATTING STAGE.
 4. NO VEHICULAR ACCESS ON TO PRINER LAKE FROM LOTS 9, 10, 11 & 71 OF BLOCK A & 16, 7, 8 & 14-20 OF BLOCK H.
 5. NO VEHICULAR ACCESS ON TO WAGER LAKE FROM LOTS 44-49 & 61 OF BLOCK F & 31-44 & 46 OF BLOCK H.
 6. VEHICULAR ACCESS TO PRINER LAKE FROM LOT 1 OF BLOCK A & TO WAGER LAKE FROM LOT 15 OF BLOCK D & LOT 62 OF BLOCK K WILL BE APPROVED BY THE APPROPRIATE AGENCIES, IF ANY.

LEGEND

█ BUILDING TO BE REMOVED PRIOR TO CONSTRUCTION



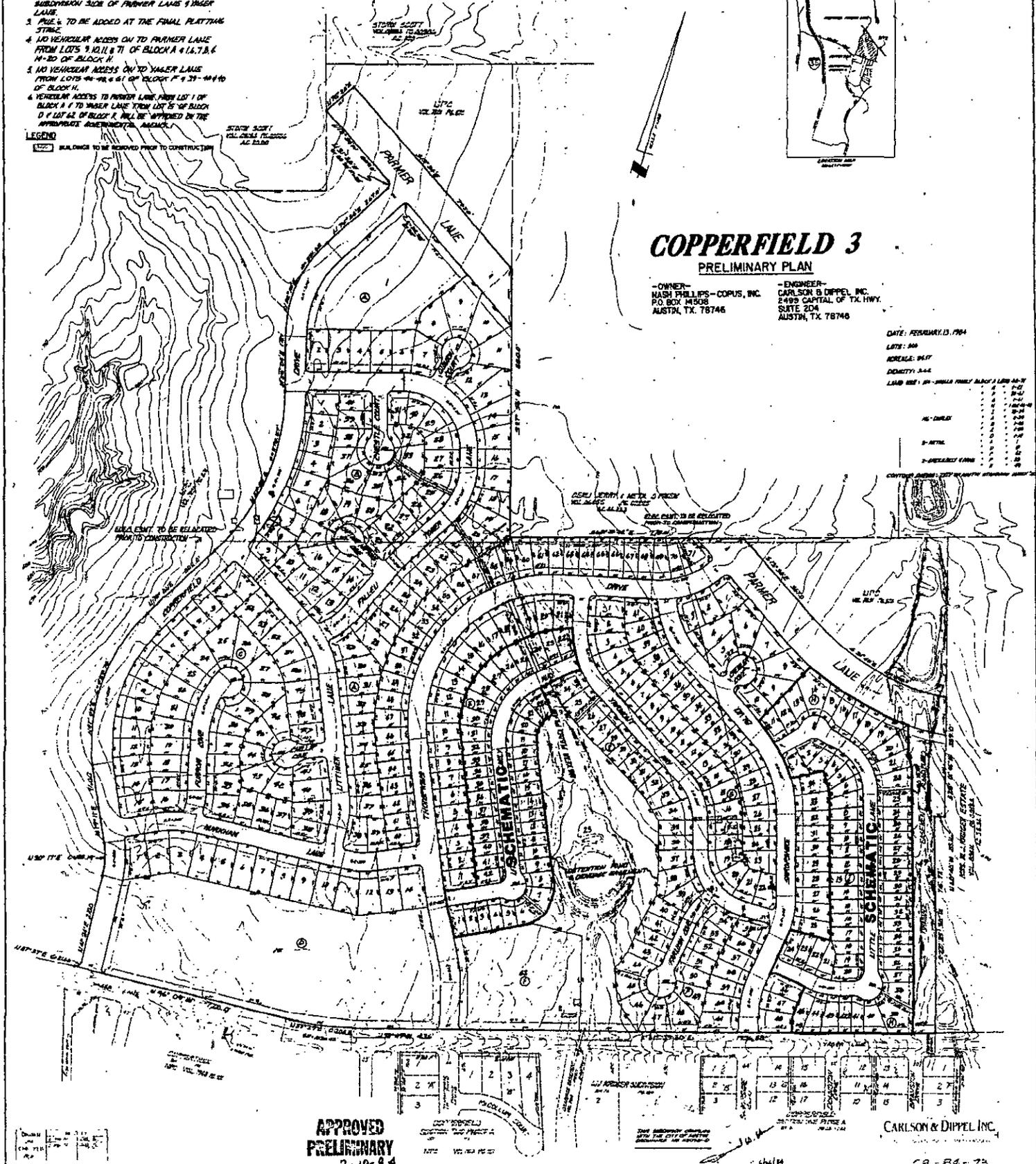
COPPERFIELD 3

PRELIMINARY PLAN

-OWNER-
HASH PHILLIPS-COPUS, INC.
P.O. BOX 14508
AUSTIN, TX 78746

-ENGINEER-
CARLSON & DIPPEL, INC.
2405 CAPITAL OF TX HWY.
SUITE 204
AUSTIN, TX 78746

DATE: FEBRUARY 13, 1984
 LOTS: 800
 ACRES: 94.07
 COUNTY: DALLAS
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APPROVED
PRELIMINARY
7-10-84

CARLSON & DIPPEL, INC.

CB-84-72

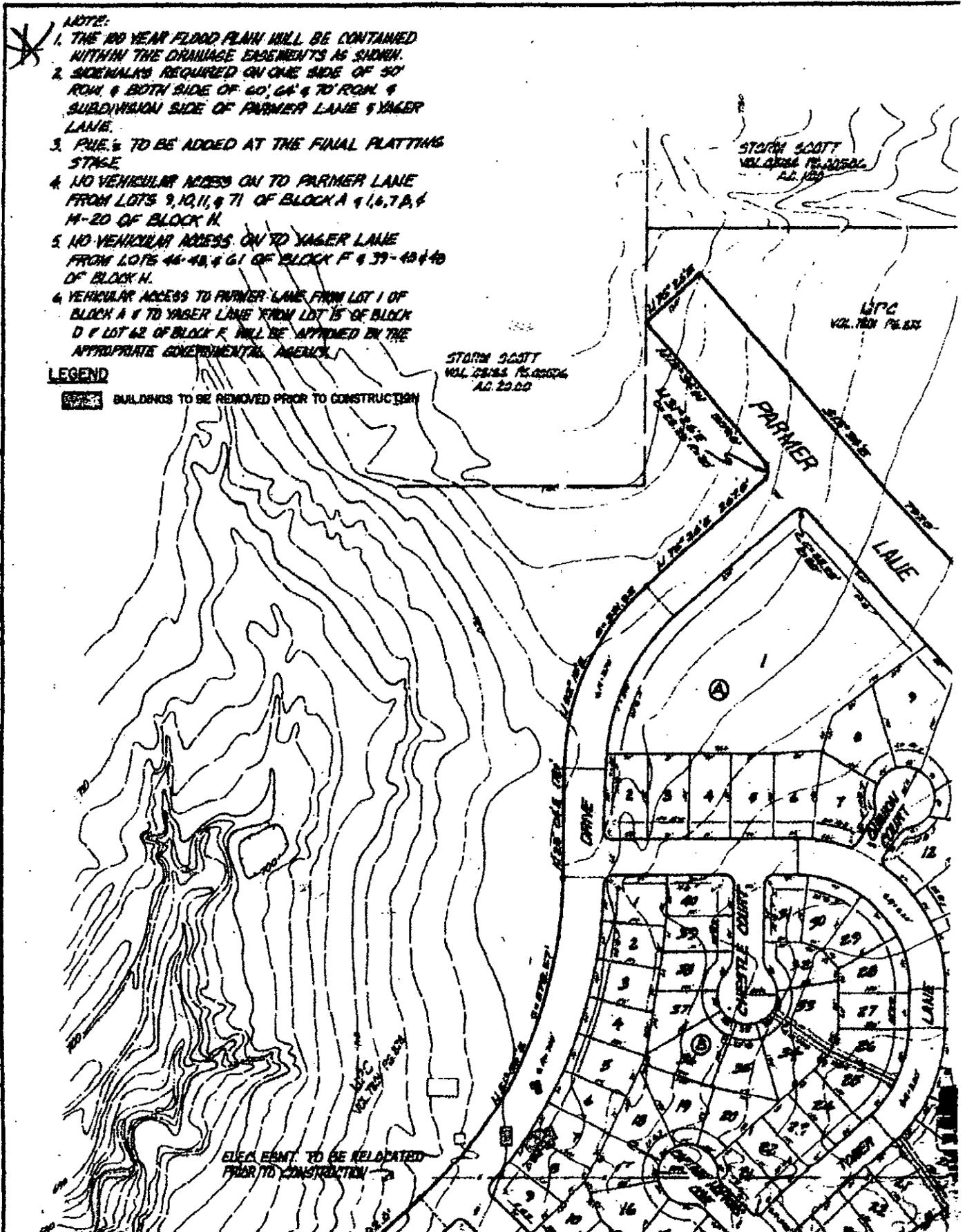
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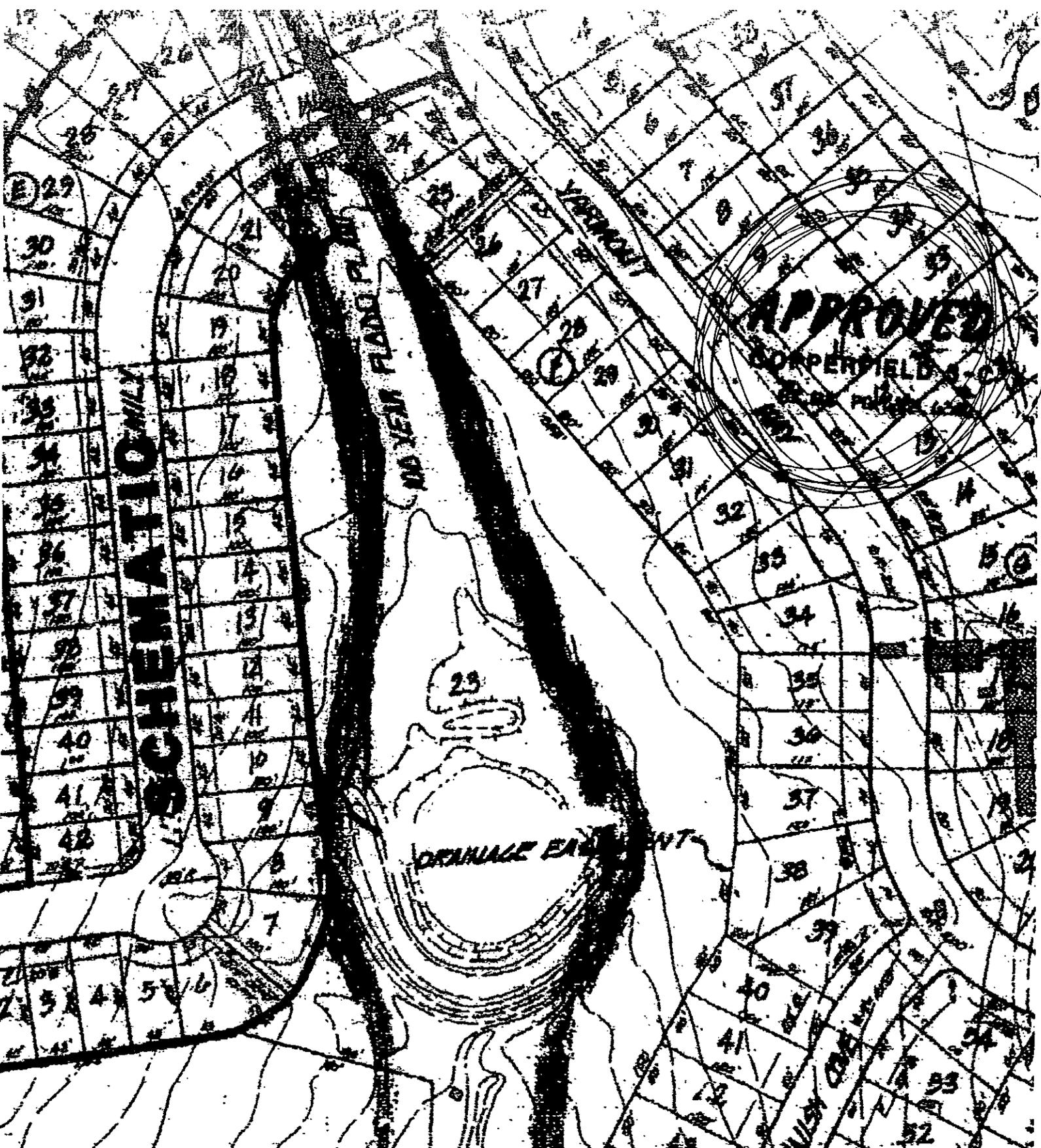
1. THE 100 YEAR FLOOD PLAIN WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN.
2. SIDEWALKS REQUIRED ON ONE SIDE OF 50' ROW & BOTH SIDE OF 60', 64' & 70' ROW & SUBDIVISION SIDE OF FARMER LANE & YAGER LANE.
3. PUE'S TO BE ADDED AT THE FINAL PLATTING STAGE.
4. NO VEHICULAR ACCESS ON TO FARMER LANE FROM LOTS 9, 10, 11, & 71 OF BLOCK A & 1, 6, 7, & 4 H-20 OF BLOCK H.
5. NO VEHICULAR ACCESS ON TO YAGER LANE FROM LOTS 44-48 & 61 OF BLOCK F & 39-43 & 49 OF BLOCK H.
6. VEHICULAR ACCESS TO FARMER LANE FROM LOT 1 OF BLOCK A & TO YAGER LANE FROM LOT 15 OF BLOCK D & LOT 42 OF BLOCK F WILL BE APPROVED BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

LEGEND



BUILDINGS TO BE REMOVED PRIOR TO CONSTRUCTION





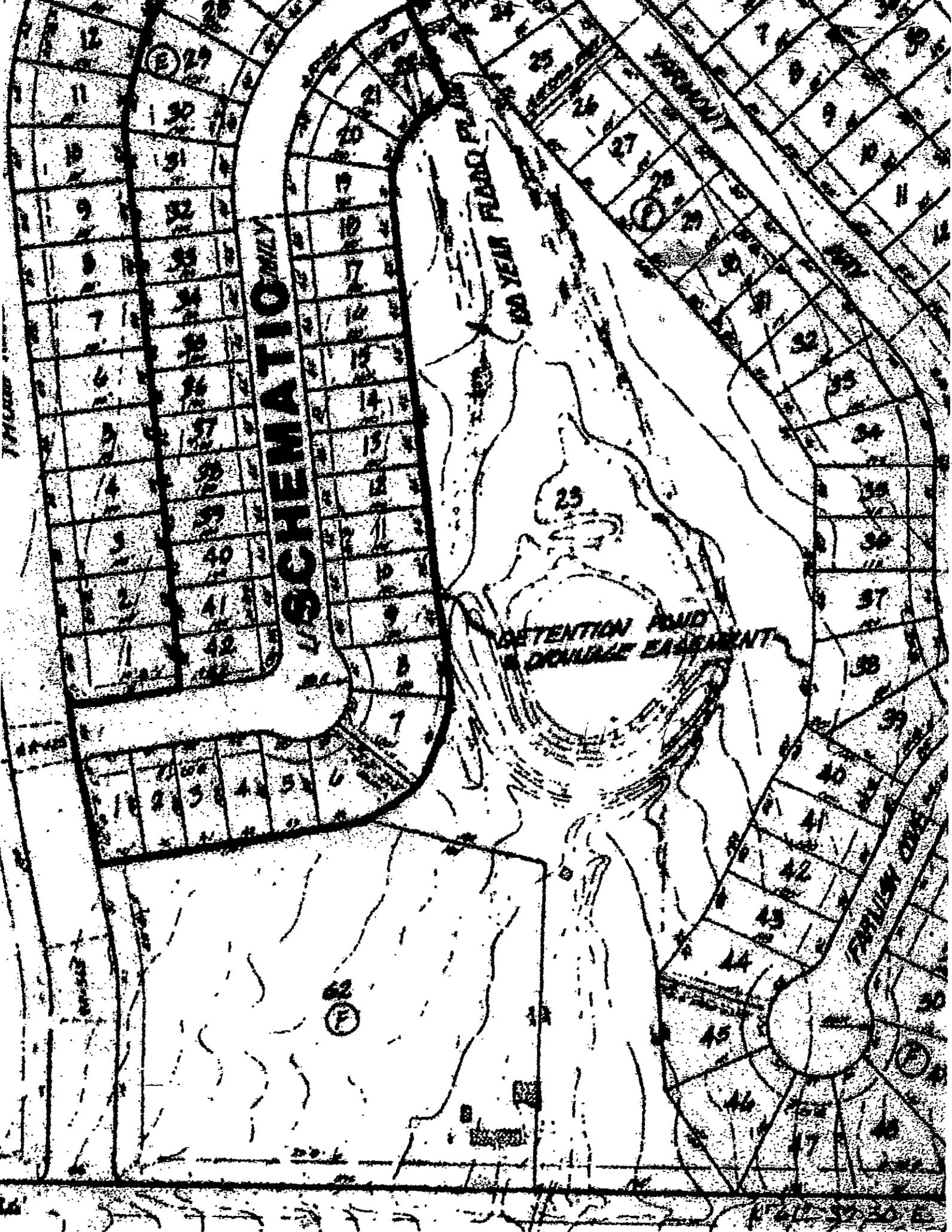
MILLY AVENUE

10 YEAR FLOOD PLAIN

APPROVED
COPPERFIELD & CO

DRAINAGE EASEMENT





SCHEMATIC ONLY

100 YEAR FLOOD PLAIN

DETENTION POND & DRAINAGE EASEMENT

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(F)

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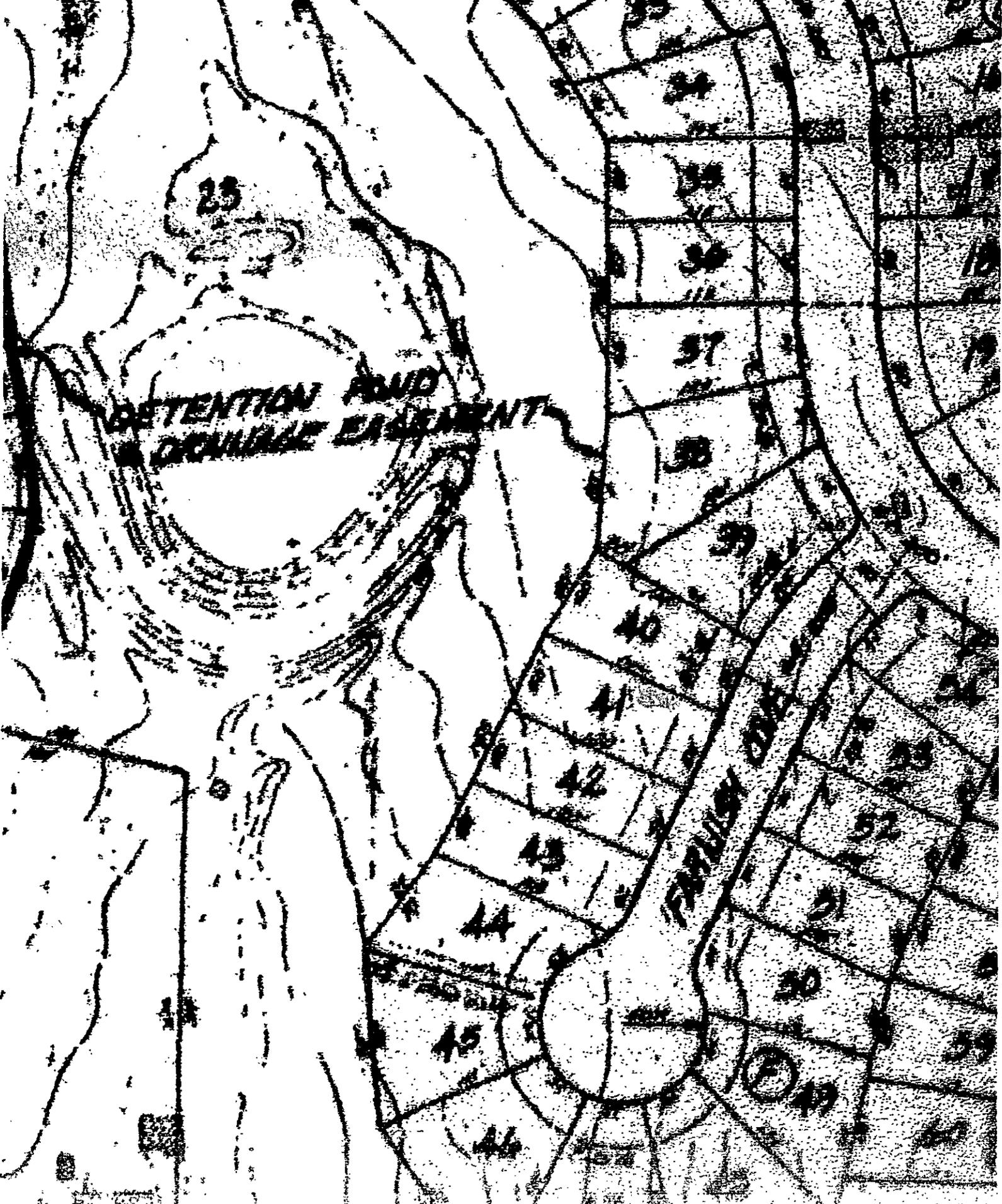
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DETENTION ROAD
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Notes

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19. BUILDING SETBACK LINES SHALL CONFORM TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE REQUIREMENTS.
20. ORIENTATION NOTE: PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
21. THIS SUBDIVISION IS LOCATED IN THE WALNUT CREEK WATERSHED, IS CLASSIFIED AS SUBURBAN AND SHALL BE DEVELOPED, CONDUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE. LAND IN THIS SUBDIVISION IS RESTRICTED TO THE SUPERVIOUS COVER LIMITATIONS OF SECTION 15-8-211 OF THE LAND DEVELOPMENT CODE.
22. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 26-5-211 - 215 THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY.
23. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 1% ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE CITY OF AUSTIN.
24. NOTE DELETED.
25. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN URBAN STANDARDS.
26. THE OWNER OR HIS ASSIGNS WILL PROVIDE ACCESS AND MAINTENANCE OF THE PONDS AND EASEMENTS, AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN FOR INSPECTION OF SAID EASEMENTS.
27. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
28. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
29. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
30. NOTE DELETED.
31. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT, INCLUDING ROADWAYS, WITH SUPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA, IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE SECTION 15-8-211 - 215.
32. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
33. THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48-03C-0115E FOR TRAVIS COUNTY TEXAS, DATED JUNE 14, 1993.

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48-03C-0115E FOR TRAVIS COUNTY TEXAS, DATED JUNE 14, 1993.

NEER-
SON & DIPPEL INC.
CAPITAL OF TX. HWY.
204
N. TX 78748

DATE: FEBRUARY 13, 1964

LOTS: 306

ACREAGE: 64.17

DENSITY: 3.48

LAND USE: 151 - SINGLE FAMILY BLOCK A LOTS 10-71

16 - DUPLEX

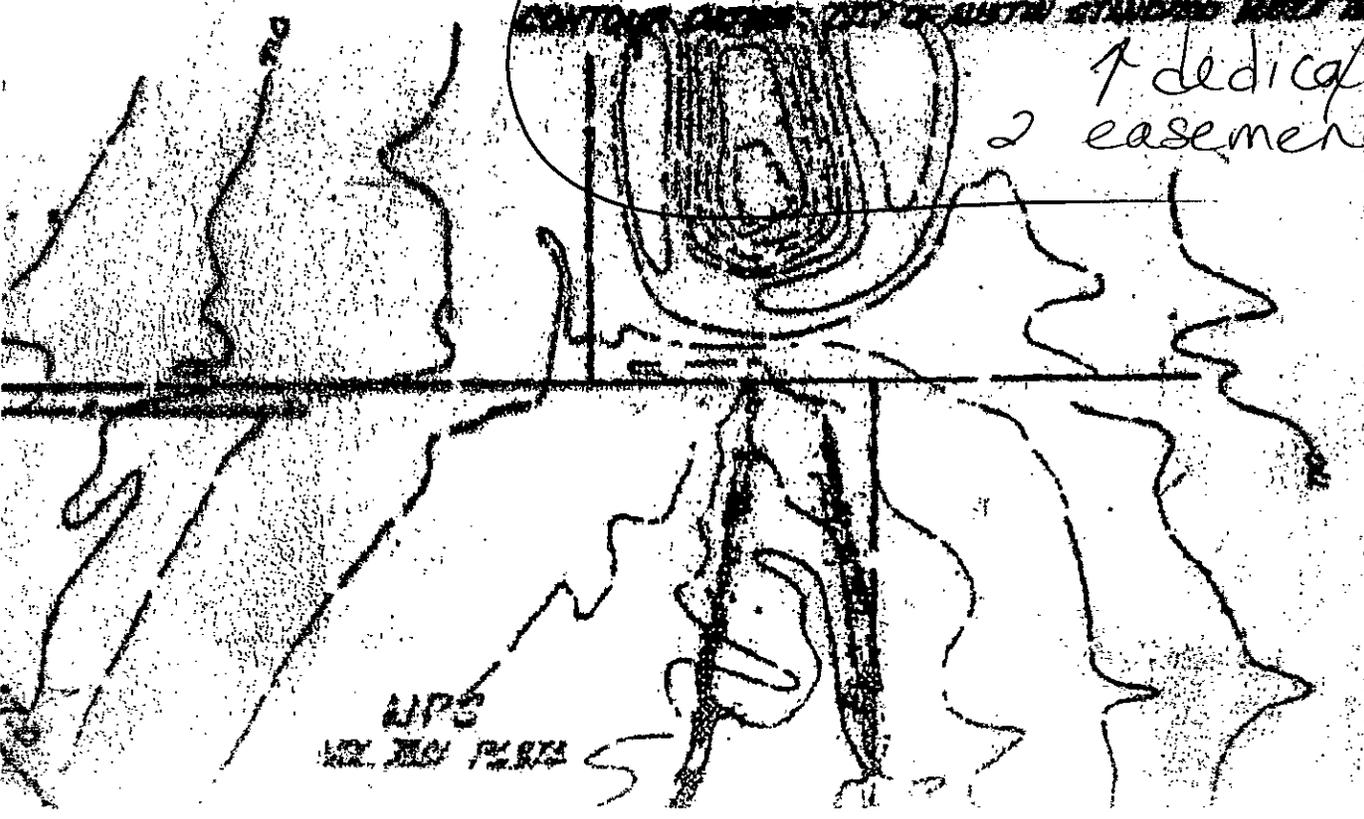
3 - RETAIL

1 - APPLICABLE 4 UNITS

- E • 1-2
- F • 2-3
- G • 3-4
- H • 4-5
- I • 5-6
- J • 6-7
- K • 7-8
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- AN • 36-37
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- AP • 38-39
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- BM • 61-62
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- BP • 64-65
- BQ • 65-66
- BR • 66-67
- BS • 67-68
- BT • 68-69
- BU • 69-70
- BV • 70-71

CONTAINS 306 LOTS OF VARIOUS STANDARDS UNDER 15

1 dedicated
2 easements.



LPS
SEE MAP PAGES 5

1.0 INTRODUCTION

The information contained in this report is being submitted in support of a Site Plan application for approval by the City of Austin for a proposed 20,000 s.f. church to be constructed on 3.07 acres of land located on Lot 61, Block F, Copperfield Section Three C Subdivision. The site is located at 1112 E. Yager Lane35 North which is the north east intersection of E. Yager Lane and Thompkins Drive (Grid N-33) in north Austin, Travis County, Texas. The tract is in the City of Austin and is zoned GR. The project is requesting to be reviewed under rules in effect in 1984 per HB 1704.

2.0 GENERAL SITE INFORMATION

The site contains approximately 3.07 acres of land to be developed with a church and associated parking. To our knowledge the tract has never been developed. The tract is on the south east intersection of E. Yager Lane and Thompkins Drive and is adjacent to a tributary of Walnut Creek which is classified as Suburban (see site location map in Appendix). The site is not in the Edwards Aquifer Recharge Zone. There are no slopes on the site greater than 15% (refer to the topographic map included). There are very few trees on the site most of which will remain. There is no portion of the site located in the 100 year floodplain on the tract per FEMA Map Panel No. 48453C0115E dated June 16, 1993. The tract is located within the City of Austin, is zoned GR and as such will be required to be approved and developed in accordance with the rules of the City of Austin in effect in 1984 per HB 1704.

3.0 CONSTRUCTION SEQUENCING

The sequence of construction is included on Sheet 2 of the plans.

4.0 WATER QUALITY

The construction plans include a 2 year detention pond only to meet the non erosive conveyance ordinance requirements. No structural water quality ponds are required as the site is being developed under rules in effect in 1984 per HB 1704. The pond has been sized to accommodate more than the 2 year storm event to meet the non degradation ordinance. The pond discharge will be directed toward the existing channel in the adjoining tract. When development is completed the total site impervious cover will not exceed 73% of the Net Site Area which is under the 80% limit under the current zoning and watershed rules. Temporary and permanent erosion and sedimentation controls will be used during all development activities as required by the City of Austin.

5.0 DRAINAGE

The proposed construction plans only include a detention pond for the 2 year storm event as the Owner has made a request for a waiver from detention. The waiver is based on the inclusion of the tract in ~~the original regional detention study~~ and program for the entire Copperfield development. We have included a copy of the waiver request in this report appendix. The site may also have the option of participating in the RSMP program which allows Owners of property in certain watersheds to pay a fee towards regional type detention facilities instead of constructing on site ponds. If the waiver is denied the Owner may request participation as the site is located adjacent to a main tributary of Walnut Creek and there are no improvements between the site and the creek.

WATER AND WASTEWATER

denied



GIÁO XỨ CÁC THÁNH TỬ ĐẠO VIỆT NAM

HOLY VIETNAMESE MARTYRS CATHOLIC CHURCH
1107 E. Yager Lane, Austin, TX 78753 - Tel: (512) 834-8483 - Fax: (512) 821-1155

July 10th, 2009

Dear Neighbours,

My name is Rev. Joe Nguyen, Pastor of Holy Vietnamese Martyrs Catholic Church. I am writing you this letter, because there appears to be some confusion and misleading about a zoning case concerning the Church's intended use of its properties. I wish to clarify any confusion and rumor, and I am willing to answer any questions you may have.

As you know, the Church has been present in the Copperfield Neighborhood for almost 20 years. We first purchased and converted a vacant strip center at the southeast corner of Yager Lane and Thompkins Dr. into our church's facility. We soon grew and saw the need for a new and larger sanctuary. When the property at the northeast corner of Yager and Thompkins Lane (Tract 1) became available the Catholic Diocese of Austin purchased it on behalf of our parish, and the adjoining 5.8 acre tract of land also belongs to the Catholic Diocese of Austin (Tract 2) which is the oddly-shaped tract through which the creek runs.

In 2006 the Catholic Diocese of Austin filed a request for a zoning change for both Tract 1 and 2. Ultimately, in October of 2006, the City of Austin approved a change in zoning for Tract 1 to GR-CO (commercial) and NO-CO (light office) for Tract 2. We had asked for GR-CO for both tracts, but the City approved a lesser category for Tract 2. We then built our new sanctuary as you have seen today on Tract 1 and dedicated it in December of 2008. We also cleared out much debris and overgrown vegetation on Tract 2.

~~I have learned through this experience that a church is allowed to build on its land~~ regardless of its zoning category, as long as it is using the property for religious assembly purposes. Nonetheless, the zoning changes were important because the higher zoning categories provide for more flexibility with respect to issues such as impervious ground cover and other restrictions. So, regardless of the zoning category that is placed on Tract 2, the Church should still be able to use the site for religious assembly purposes.

In November of 2008 the City of Austin informed us that there was an error in the notification process with the original zoning case that was held in 2006. Therefore, the City decided to initiate a new zoning case to correct the error. The City is now the applicant and is asking that the City Council affirm its prior decision to zone Tract 1 as GR-CO and Tract 2 as NO-CO. However, the City is also requesting that additional restrictions be placed on Tract 1 that would prohibit uses such as automotive repair shops, pawn shops, etc. We have no objection to the additional restrictions.

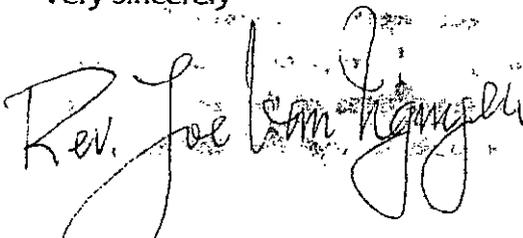
As you know, the new sanctuary is open. We hope you agree that it is a beautiful building. We strive to be involved in neighborhood activities and we hope that you find that the Church is a good neighbor and has enhanced the community.

We have not yet decided how we will improve Tract 2. There are many challenges that are inherent in Tract 2; all of which restrict improvements on Tract 2 (*for example, set back lines, drainage issues, flood zone location, and watershed issues*). Several costly studies would need to be conducted to determine how those restrictions affect Tract 2. At this time, we do not have immediate plans to build on Tract 2. Currently, we are thinking of using Tract 2 for recreational uses or for meditation walks and areas. If and when any permanent improvements were to be constructed on Tract 2, the Church would need to complete those studies and submit a site plan to the City. Our best estimate is that any permanent improvements on Tract 2 would be severely limited by the apparent restrictions affecting Tract 2.

As you can see, the zoning case before the City Council is moving along to correct a procedural error. The church is not asking for a change in zoning and is content with what the City decided in 2006. I hope this letter clarifies any confusion.

You may have recently been asked to sign a petition opposing the current zoning case. In discussing this situation with two property owners who had signed the petition, I learned that they had misunderstood the purpose of the zoning case and would not have signed the petition had they more fully known the background of the case. If you signed the petition and feel likewise, I ask that you consider removing your name from the petition. You may contact me, Rev. Joe Nguyen, at 834-8483 or inv41@sbcglobal.net, or Sr. Ane Nguyen at 736-7463 or anenguyen@aol.com, or you may contact Jerry Rusthoven, the case manager at the City of Austin at 974-3207 or jerry.rusthoven@ci.austin.tx.us. The case will be presented to the City Council in the next couple of weeks. We would, therefore, appreciate a prompt response. Thank you and God Bless,

Very sincerely



Rev. Joe Van Nguyen

Pastor

**Kenneth W. and Heidi C. Thomas
12301 Farnish Cove
Austin, TX 78753**

July 17, 2009

Rev. Joe Nguyen
Holy Vietnamese Martyrs Catholic Church
1107 E. Yager Lane
Austin, TX 78753

Dear Rev. Nguyen,

Thank you for your letter regarding the zoning case of the Holy Vietnamese Martyrs Catholic Church.

Your letter focused on assuming the residences of the neighborhood are confused about the Church's intended use of its properties. Your letter proceeds to clarify the Church's intent to clear up the confusion.

While I cannot speak for every member of the neighborhood, I can say that my wife and I are not confused about the zoning case. We are fully aware of everything you mentioned in your letter. With that knowledge, my wife and I signed the petition opposing the current zoning case.

It is our belief that any "development" involving impervious ground cover and buildings is not an improvement to the neighborhood. Meditation trails and areas do not require impervious ground cover or tall buildings. We believe that a nature trail is much closer to God than concrete and asphalt. A good example is the Copperfield Nature Trails (<http://www.copperfieldtrails.org/?q=node/13>). You can experience the natural serenity of these trails at the entrance on Blakeney Lane.

We also believe that it is unethical for a religious organization to conduct or own commercial business. We have also noticed that you are very noncommittal regarding your "development" plans for Tract 2, other than to say you haven't decided. You seem very decisive, however, that you do not want any restrictions. The combination of your indecisiveness and wanting no restrictions is a red flag, especially considering your developmental history. You also say that you are happy with the City's 2006 decision. That is obviously because you received the lesser restricted zoning illegally. The City is rightfully proceeding to correct that mistake.

Rev. Joe Nguyen
Page 2
July 17, 2009

While this does not regard the zoning case, you mentioned that the Church is a good neighbor to the neighborhood. I am afraid we have not found the Church a good neighbor or an enhancement to the community. While the sanctuary may be a beautiful building, it is outsized and out of place for the residential neighborhood it has encroached upon. It is also my belief that a fence around a Church is ironically unethical. Fences are for keeping people out. I do not believe that God is about keeping people out. The safety argument is unfounded. The tract has existed previously forever without a fence. If the Church would like to be a good neighbor, a few feet could have been afforded, as an alleyway, to the neighbors who lost access to their property by the Church's fence.

Additionally, we find the practice of blocking traffic, on Yager Lane, for jaywalking purposes is an act of arrogance. There is a legal intersection just a few feet from your organized roadblock.

Again, thank you for your letter. You have reassured us in our decision for signing the petition opposing the zoning case.

Sincerely,

Ken and Heidi Thomas

cc: Mr. Jerry Rusthoven

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2009-0034
 Contact: Jerry Rushoven, 512-974-2975
 Public Hearing: June 16, 2009, Zoning & Platting Commission
 July 23, 2009, City Council

Jorge Casarez
 Your Name (please print)

12209 Farnish Cove Austin, TX 78753
 Your address(es) affected by this application

Jorge Casarez 7/21/2009
 Signature Date

Daytime Telephone: 512) 507-0352

Comments: *Zoning Request Rejected by Board. Request needs to be Reversed and sent to public to vote Again, since there was a notification error the 1st time around.*

I am in favor
 I object

If you use this form to comment, it may be returned to:

City of Austin
 Neighborhood Planning & Zoning Department
 Jerry Rushoven
 P. O. Box 1088
 Austin, TX 78767-8810

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al proposito desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rezonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación *MU- Distrito Combinado* simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación *MU- Distrito Combinado*, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la *Internet*: www.ci.austin.tx.us/development

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso : C14-2009-0034

Persona designada : Jerry Rusthoven, 512-974-2975

Audiencia Publica : June 16, 2009, Zoning & Platting Commission

July 23, 2009, City Council

Su nombre (en letra de molde)

I am in favor
 I object

Su domicilio(s) afectado(s) por esta solicitud

Firma

Fecha

Daytime Telephone: _____

Comments: _____

Si usted usa esta forma para proveer comentarios, puede retornarlos :

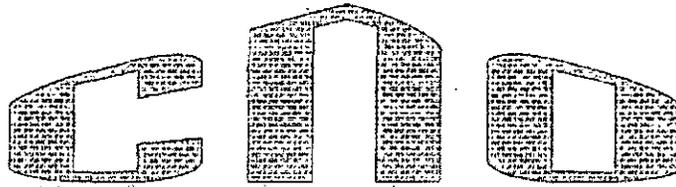
City of Austin

Neighborhood Planning & Zoning Department

Jerry Rusthoven

P. O. Box 1088

Austin, TX 78767-8810



Steering Committee

June 23, 2008

Mike Dunn, *Chairperson*

Jocelyn Doherty,
Treasurer

Cindy Metcalf, *Fun Club*

Alice Penney, *Copperfield
Nature Trails*

Libby Quinlan, *Code
Education*

Stacy & Jim Sass, *Safety*

Judith Ruder, *Membership,
Communications, Planning*

Elizabeth M. Quinlan
12339 Little Emily Way
Austin, Texas 78753

Dear Ms. Quinlan,

Our good neighbors at the Holy Vietnamese Martyrs Catholic Church have enlisted our support in solving a trespass situation in a friendly & helpful manner.

You may remember receiving their first letter announcing the church expansion, explaining the issue, and requesting your cooperation a few years ago, to which there were very few responses. In recent months you may have been watching as the brand new church building has been going up on the north side of Yager at Thompkins.

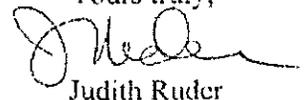
Just to the east of the construction is a glorious greenbelt that congregation members have consistently maintained and shared with neighbors. Part of the current project is to surround the greenbelt with chain-link fencing, however, it contains items from 19 neighbors' homes that are in the way of erecting the fence.

Your fence encroaches onto their greenbelt property.

On behalf of the church, we request that you please remove any of your personal property from the greenbelt on or before **July 31, 2008**.

If you are in need of assistance or if you have any questions, then please call Sr. Ane @ 736-7463 or me @ 836-2600 at your soonest convenience.

Yours truly,



Judith Ruder

Enclosed: 2004 Survey & 2005 Letter

1006 East Yager Lane, Suite 3201, Austin Texas 78753
Copperfield@CoCare.biz (512) 836-2600



Between August & December 2008, our neighbors at the Holy Vietnamese Martyrs Catholic Parish will construct a chain-link fence around their greenbelt property, in time for the grand opening celebration of their new church expansion building.

Some neighbors have been sent very neighborly notification about their personal property items encroaching on church property (fences, portable buildings, etc.) which must be removed during the month of July in preparation for the fence.

Your property **DOES** / **DOES NOT** encroach upon church property.

Whether or not your home is among those with encroaching items, this is a courtesy notice to inform you of impending construction adjacent to your backyard, and an invitation to help your neighbors:

- ☉ If you *do* have anything on church property, then we ask that you remove it by the end of July.
- ☉ If you *do not* have anything on church property, then maybe you can help your neighbors who do.

Our good neighbors at the church have offered to assist any neighbors who may need help to accomplish this task.

Please call 736-7463 or 836-2600.

**Construction
News & Call to
Action from the
Copperfield
Neighborhood
Organization
(CNO)
on behalf of the
Holy
Vietnamese
Martyrs
Catholic Parish
that directly
impacts
*Your Home***